LEGEND:

- LIMITS OF CLEARING
- MODERATE SLOPES (SLOPES 15% TO 25%)
- VERY STEEP SLOPES (SLOPES >25%)
- ANTICIPATED AREA FOR WETLAND MITIGATION BANK
- PROPOSED POSSIBLE AREAS OF WETLAND MITIGATION
- NOT INCLUDED IN REZONING; TO REMAIN PD-IP PER 1972 ORDINANCE

NAD 83
VA STATE GRID NORTH

APPROX. LOC. CENTER OF GREAT BLUE HERON ROOKERY

700' ROOKERY RADIUS

1,400' ROOKERY RADIUS

LIMITS OF LOUDOUN COUNTY "MAJOR FLOODPLAIN"

DULLES OVERLOOK PAR. A1A
DULLES OVERLOOK LC
INSTR. 200509080101355
ZONE: PD-IP
GPIN#040-26-1613
EX. USE: VACANT LAND

PT. BLES 80 ASSOC. LAND L-A2
INSTR. 200408040089457
LOUDOUN COUNTY SANITARY AUTHORITY
INSTR. 200408040089537
ZONE: PD-OP
GPIN#024-37-4022
EX. USE: VACANT LAND

RESIDENTIAL STRUCTURE AND SURFACE PARKING

RETAIL STRUCTURE AND SURFACE PARKING

OFFICE STRUCTURE AND SURFACE PARKING

RESIDENTIAL OVER RETAIL AND STRUCTURE PARKING

OFFICE, RETAIL AND STRUCTURE PARKING

APPROX. LOC. EX. ARCHAEOLOGICAL SITE

APPROX. LOC. POSSIBLE & SIZE OF BMP FOR CONTINUATION SEE SHEET #11

ROAD 12 · ROAD 5 · ROAD 4 · ROAD 3 · ROAD 11

50' MANAGEMENT BUFFER

100' SCENIC CREEK VALLEY BUFFER

150' SCENIC CREEK VALLEY BUFFER

41'X36' PUMP STATION

FORCE MAIN

ROCK PILE

5' REAR YARD SETBACK

BROAD RUN

APPROXIMATE LOCATION OF 60 LDN NOISE CONTOUR

MAPPED FLOODPLAIN

N:11,784,500 E:11,783,000

N:11,784,500 E:11,784,500

N:11,784,500 E:11,785,500

N:11,784,500 E:11,786,000

LOUDOUN SQUARE
DB 991 PG 1410
LSQ ONE LIMITED PARTNERSHIP
DB 1160 PG 845
ZONE: PD-IP
GPIN#040-37-8561

BROAD RUN FARM & ASSOC. LLC
INSTR. #200807020040951
ZONE: PD-OP
GPIN#040-38-7478

PHASE 3 CROSS CREEK OFFICE COND
DB 1863 PG 1297
LOUDOUN BOARD OF SUPERVISORS
INSTR. #200509080093697
ZONE: PD-OP
GPIN#040-38-1652

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Seal

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07/21/09
PROFESSIONAL ENGINEER

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East Setauket, NY 11733
703.797.2077 ext 101 or 102

Revision / Issue

No.	Description	Date

Issue

Date	Description

Project Name

KINCORA
VILLAGE CENTER

Broad Run Election District
Loudoun County, Virginia

Drawn By	Checked By
TB	ESS

Project No. 08-356

Date OCT., 2008

Drawing Title

CONCEPT PLAN

Scale: 1"=100'

Drawing Number

12

Sheet 12 of 35 ZP-1675-2

Urban, Ltd. - M:\Jobs\Kincora\vmsp\1675-2-concept.dwg [CONCEPT12] July 22, 2009 - 2:25pm thurlroughs